

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**  
**APPROVED MEETING MINUTES FOR**  
**WEDNESDAY, DECEMBER 3, 2008**  
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

**1. Call to Order 7:05PM**

**2. Pledge of Allegiance**

**3. Introduction of MAC Members**

A. MAC members present were Virg Anderson, Sean Corcoran, Jill Ernst, Steve Nash, David Kaiser, Craig Powell, Walt Pekarsky, (Chair), and Robert Enos (Secretary).

B. Also present was Fourth District Supervisor Kirk Uhler and his District Director Brian Jagger.

**4. Approval of December 3, 2008 MAC Agenda**

A motion was made (and seconded) to approve the December 3, 2008 Agenda. The motion passed (7-0).

**5. Approval of Minutes: November 5, 2008**

A motion was made (and seconded) to approve the November 5, 2008, minutes with minor edits. The motion passed (7-0).

**6. Public Comment**

A long time resident expressed her concern about traffic problems on and around Cavitt Stallman Road. She stated that every time a big event happens at the large church located on Cavitt Stallman traffic backs up on Cavitt Stallman and on either side of Olive Ranch Road and Lawrence Drive. The point she wanted the MAC to understand is that there is a traffic problem right now that desperately needs to be addressed before further development in the vicinity is approved.

**7. Supervisor's Report**

Forth District Supervisor Kirk Uhler Announced that all Granite Bay MAC members must re-apply. Anyone interested is advised to speak with District Director Brian Jagger. Seats will be open at the first of the year. Anyone interested in running, including existing members, may apply.

Supervisor Uhler reported that he and members of the South Placer Regional Transportation Authority will be traveling to Washington D.C. to lobby for funding on the Placer Parkway corridor intended to connect State Route 65 and State Route 70/99.

**8. MAC Committee Reports**

A. Public Safety (David Kaiser, Chairman)

Mr. Kaiser reported that the Placer County Sheriff reminds everyone that Christmas is the smash and grab season and advises everyone not to leave

gifts in plane site in motor vehicles or under Christmas trees visible from the street. Chairman Kaiser also reported that the CHP warns everyone to watch out for deer crossing streets particularly along Auburn-Folsom Road. Finally, the Placer County Fire Department wants everyone to be careful with Christmas trees and to make sure to provide cut trees with ample amounts of water.

- B. Parks and Recreation (Steve Nash, Chairman)  
The Parks and Recreation report Deferred to January 7, 2009.

## **9. Action Items**

### **A. Eden Roc II**

The presenter was Camille Courtney on behalf Miller Development. The project is located at the end of Walden Lane, approximately 250 feet from the South end of Eden Oak Circle. The status of the project is that it has been submitted to the County. The project sits on 39 acres. Originally the project consisted of 14 lots but has since been scaled back to six (6) lots on five to eight acre parcels. Applicant proposes a Subdivision and Conditional Use Permit for a six-lot residential Planned Development with one open space lot (4.49 acres), on 39.38 acres. A Rezoning is proposed on twenty (20) acres situated approximately in the center of the development. The site has two zone districts: RA-BX 20 acre min with a PD of 0.44 and RA-BX 4.6 acre min. The Rezoning proposes to add a Planned Development designation of 0.44 (PD 0.44) to the existing RA-BX-4.6 acre minimum zone district. A Variance is also proposed to reduce the Planned Development Open Space requirement from 20% to 11.4%. The site is located at the end of Walden Lane, approximately 250 feet from the south end of Eden Oak Circle (Eden Roc I) and approximately five miles east of Auburn-Folsom Road, in the Granite Bay area, Placer County.

Representatives of the Eden Roc Home Owners Association (HOA) attended to voice their concerns about the proposed Eden Roc II. The HOA representatives stated that they appreciate the mitigation measures adopted, but they are very concerned that the proposed maintenance agreement is insufficient due to the fact the heavy equipment brought in to develop the property will cause significant damage to Waldon Lane and Eden Oak Circle. What is needed according to the HOA is a road repair and maintenance agreement. The HOA insisted that such a road repair and maintenance agreement must be in place before this development is approved.

An additional concern expressed by the HOA was the inherent fire danger in this particular area. Due to this fire hazard, the HOA has previously adopted an extensive fire abatement and safety plan. The plan requires all oaks cleared up to eight "8" feet and the removal of all ladder fuels on the all lots, not just around the parameter of structures.



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MAC Member Craig Powell requested how the plan was developed and the HOA representatives stated that they had brought fire officials to Eden Roc and were advised of the best method to prevent fires.

MAC member David Kaiser inquired with the Planning Department just how access via Eden Roc's roads could be obtained. The Planning Department representative stated that there is an easement because the proposed development would be landlocked and no land can be landlocked.

A Motion to Approve the Eden Roc II Development as submitted was moved and seconded with the following two recommendations: 1) Eden Roc II shall adopt the same fire safety program adopted by Eden Roc; and 2) Eden Roc II shall adopt a road maintenance and repair agreement with Eden Roc.

The Motion passed 7-0.

**10. Informational Non-Action Items**

**A. Granite Bay Community Plan Update:**

Michael Johnson of the Planning Department presented an update on the upcoming update process to the Granite Bay Community Plan. The purpose of this update is to evaluate changes that have occurred since the Plan's adoption in 1989, and to see if those changes warrant updates or modifications to the Community Plan.

Mr. Johnson indicated that there is not a State Mandate to update the plan, but it is strongly recommended. The benefit to updating the plan is that by doing so it helps to prevent the state from coming in and placing a hold on development or the issuance of building permits.

In the past a steering committee was formed and the committee would have authority to shape the plan. This time, Mr. Johnson stated that Supervisor Kirk Uhler does not want a steering committee but instead wants as much community input as possible in what is described as an open and inclusive process. As such, public comment will be sought in the coming months. In an effort to maximize community involvement, every property owner in Granite Bay will receive notice of the Community Plan update and the process to provide input.

Currently, Granite Bay is on track to be developed out to 66% of the available land. The goal is to have a plan that identifies environmental restraints, various infrastructure requirements, and limitations such as water and sewer, and is capable of supporting a population growth up to 29,000.

MAC member Craig Powell wanted to know what model Planning was using for this process. Mr. Johnson indicated that going to the community for input as is being sought by Supervisor Uhler is trend setting and not what is usually done. Put to achieve the goal of getting the community involved in shaping what they want Granite Bay to look like, versus having a few individuals making the plan, provides a better opportunity for giving the community what they want.

MAC Member Sean Corcoran encouraged citizens to use email to communicate criteria suggestions to the Planning Department as a means to efficiently getting ideas across.

One citizen commented that in the months to come, when meetings are held to take public comment on the development of plan criteria, the MAC should not be involved because it is comprised of appointees from a particular Supervisor as opposed to a cross section of the community.

Another citizen strongly emphasized the importance of looking at traffic because there are traffic concerns now with the current population, and growth out to 29,000 will inevitably result in further traffic problems.

Another resident stated that Granite Bay citizens want to be left alone. And therefore want the plan to reflect no change if the majority of citizens do not want a change.

Still another citizen said that the community needs to support our local businesses and schools. He stated that this community has changed a lot in the last twenty years and we need to embrace that change, not ignore it. The development that will result will be a boost to sagging school enrolment and the tax base.

Another citizen wanted to make sure that the input on criteria came from citizens of Granite Bay and not persons outside Granite Bay.

10. **Correspondence** – Found on Table at the rear of the room
11. **Next Meeting:** GB MAC January 7, 2009 @ 7:00 p.m.  
Subcommittee meetings: (Held at the Eureka Union School District Office)  
Public Safety Meeting Committee @ 6:00 P.M.
12. **Adjournment** – 9:08 p.m.